

## **Gail Feeney**

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**From:** Gail Feeney  
**Sent:** 26 May 2004 12:24  
**To:** Vera Kenyon  
**Subject:** Article 4 Withnell Fold

Vera,

I have registered the Article 4 against all the properties listed and I have sent a memo to Mary Clemence to confirm.

Gail

# Memo

<b>From:</b>	Gail Feeney Land Charges Officer	<b>To:</b>	Mary Clemence Economic Regeneration Unit
<b>Ref:</b>		<b>Ref:</b>	1/Con/54
<b>Ext:</b>	5162	<b>Date:</b>	26 May 2004

## **ARTICLE 4 DIRECTION WITHNELL FOLD CONSERVATION AREA**

I acknowledge receipt of the above revised confirmed order and have made the necessary entries in the Local Land Charges Register.

The date of registration 26 May 2004

Gail Feeney  
Land Charges Officer

# Memo

Legal Services Unit

25 MAY 2004

RECEIVED

**Chorley**  
Borough Council

<b>From:</b>	Mary Clemence Economic Regeneration Unit	<b>To:</b>	Vera Kenyon Legal services
<b>Ref:</b>	1/CON/54.	<b>Ref:</b>	
<b>Doc ID:</b>		<b>Master:</b>	
<b>Ext:</b>	5327	<b>Date:</b>	24 May 2004

## ARTICLE 4 DIRECTION WITHNELL FOLD CONSERVATION AREA

Further to our conversation earlier today, I enclose copies of:

- i) the article 4 direction, as approved by the Secretary of State, with modifications, on the 13<sup>th</sup> June 2001.
- ii) a memo dated 17 August 2001, from Ian Curtis, concerning the sealed order;
- iii) Ian Bond's letter to residents, dated 24 August 2001, together with a list of the addressees.

I should be grateful if you would confirm:

- a) that you have the original of this revised confirmed order and
- b) when the necessary entries have been made on the Land Charges register.

With thanks

Mary Clemence  
Economic Regeneration & Conservation

*Mary Clemence*

For Head of Economic Regeneration

Enc

*Order registered  
26/5/04*

CHORLEY BOROUGH COUNCIL  
RECEIVED  
26 MAY 2004  
LAND CHARGES SECTION

Continued...



# CHORLEY Borough Council



**Jane E Meek BSc(Hons) DipTP MRTPI**  
Head of Regeneration  
Council Offices, Gillibrand Street, Chorley, Lancashire PR7 2EL

Direct Line (01257) 515326

Switchboard (01257) 515151 Ext 5326

Fax No (01257) 515211

Please ask for	Ian Bond
Your Ref	
My Ref	IB/LM/I/CON/36
WP No	G:/REGENLET/49728LM
Master No	
Date	24 August 2001

## IMPORTANT THIS NOTICE AFFECTS YOUR PROPERTY

The Occupier  
«ADDRESS»

Dear Sir/Madam

### ARTICLE 4 DIRECTION WITHNELL FOLD CONSERVATION AREA

You may recall that I wrote to you in November 1999 regarding the Council's wish to update the existing Article 4 Direction which exists within Withnell Fold. Whilst it has taken some time the Secretary of State has finally approved the modifications to the existing Order and has agreed that the changes are appropriate to protect the character and appearance of the area.

As you are no doubt aware the Article 4 Direction provides the Council with additional planning powers to control alterations to your property which would normally be 'permitted development'. By taking away these development 'rights' the Council is seeking to control the potential adverse affect of minor changes to the properties in the area and therefore protect the very attractive and distinctive character of 'The Square'.

It should be noted that the Council is not seeking to prevent alterations/extensions from taking place but merely wishes to ensure that any alterations respect the special character and appearance of your property and the area in general.

The new Article 4 Direction, which comes into force from the date of this letter and replaces the previous Order, covers the following aspects:

- The enlargement, improvement or other alteration of your property.
- An alteration or addition to the roof of the property.
- The erection of a porch.
- Erection of curtilage buildings garages, sheds etc.
- The provision of hardstanding within the curtilage to your property.

Continued....

- The installation of satellite antenna.
- The erection of gates, fences, walls or other means of enclosure.
- The painting of the exterior of your property.
- Demolition of the whole or any part of any gate, wall, fence or other means of enclosure.

Any development involving any of the above items will require planning permission prior to undertaking the works.

Should you be planning any work which affects the external appearance of your property or garden/curtilage in any way it is vitally important to contact either myself on 01257 515326 or one of the Planning Officers before carrying out the work. This is very important and failure to obtain planning permission could lead to enforcement action being taken against you to rectify the situation.

Should you wish to discuss the effect of the Article 4 Direction on your property or need any further help or advice please do not hesitate to contact me on the above extension.

Yours faithfully

*Ian Bond*

Ian Bond  
Conservation Officer

ADDRESS
1 The Square Withnell Fold Withnell CHORLEY PR6 8BA
2 The Square Withnell Fold Withnell CHORLEY PR6 8BA
3 The Square Withnell Fold Withnell CHORLEY PR6 8BA
4 The Square Withnell Fold Withnell CHORLEY PR6 8BA
5 The Square Withnell Fold Withnell CHORLEY PR6 8BA
6 The Square Withnell Fold Withnell CHORLEY PR6 8BA
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9 The Square Withnell Fold Withnell CHORLEY PR6 8BA
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Withnell Fold Withnell CHORLEY PR6 8BA
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CHORLEY PR6 8BA
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32 The Square Withnell Fold Withnell CHORLEY PR6 8BA
33 The Square Withnell Fold Withnell CHORLEY PR6 8BA
34 The Square Withnell Fold Withnell CHORLEY PR6 8BA
35 The Square Withnell Fold Withnell CHORLEY PR6 8BA
The Old Reading Room Withnell Fold Withnell CHORLEY PR6 8BA

# CHORLEY Borough Council



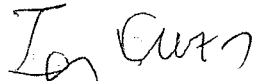
## Memorandum

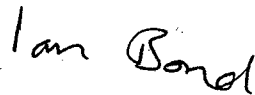
**DATE:** August 17, 2001  
**TO:** Head of Regeneration [reference I/CON/36]  
**FROM:** Director of Legal and Personnel Services [reference IKC 937]  
**EXT:** 5170  
**RE:** Article 4 direction: Withnell Fold  
**CC:**

I refer to your emails of 16 August. Attached are copies of the approval letter and of the order bearing the seal of the secretary of state.

The requirement to serve notice does not appear to require the full text of the direction to be given. I assume that this is because recipients will already have had sight of the proposed direction before it went for approval. However, we do need to "indicate the effect of the modifications". See generally article 5(11) of the GPDO 1995.

The order comes into force (and the old one ceases to be in force) from the date of the notification to each resident.

  
Deputy Director of Legal Services





GOVERNMENT OFFICE  
FOR THE NORTH WEST

Sunley Tower  
Piccadilly Plaza  
Manchester M1 4BE  
Direct Line: 0161 952 4233  
Tel: 0161 952 4000  
Fax: 0161 952 4255  
GTN: 4301  
Email:  
Internet Address:  
www.go-nw.gov.uk

Mr I Curtis  
Legal and Personnel Services  
Chorley Borough Council  
Town Hall  
Chorley  
Lancashire PR7 1DP

CHORLEY BOROUGH COUNCIL TOWN HALL	RECD 14 JUN 2001
FILE	
ACCD	
ATTEN. OF	
CONNECTED TO	

Your ref: 937 IKC  
Our ref: PNW/5289/19/12

13 June 2001

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995**  
**ARTICLE 4 (1) DIRECTION RELATING TO LAND AND BUILDINGS AT AND NEAR THE SQUARE, WITHNELL FOLD**

1. I am directed by the Secretary of State for the Environment, Transport and the Regions to refer to your letter of 9 March, 1 and 25 May 2001 and to return herewith one copy of the Direction endorsed with his approval with modifications.

2. The Council's attention is drawn to the provisions of Articles 5(10) and 5(12-15) of the above Order which relates to the service or publication of notice of approval of the Direction.

Yours faithfully

D ARSTALL

*date of letter*  
*notice sent by post*



INVESTOR IN PEOPLE

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED  
DEVELOPMENT) ORDER 1995**

**DIRECTION MADE UNDER ARTICLE 4(1) RELATING TO  
LAND AND BUILDINGS AT AND NEAR THE SQUARE,  
WITHNELL FOLD**

WHEREAS Chorley Borough Council being the appropriate planning authority within the meaning of article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995, are satisfied that it is expedient that development of the descriptions set out in the schedule below should not be carried out on the land shown edged red on the attached plan, unless permission is granted on an application made under part III of the Town and Country Planning Act 1990,

NOW THEREFORE the said Council in pursuance of the power conferred on it by article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the descriptions set out in the schedule below.

This Order cancels (but only inasmuch as it is in force in relation to any part of the land within the area to which it relates) the direction under article 4(1) of the Town and Country Planning General Development Orders 1977 to 1985 made by Chorley Borough Council on 31 January 1986 and expressed to apply to land and buildings in and near The Square, Withnell Fold conservation area.

## SCHEDULE

The enlargement, improvement or other alteration of a dwellinghouse, being development comprised within class A of schedule 2 to the said Order and not being development comprised within any other class.

The enlargement of a dwellinghouse consisting of an alteration or addition to its roof, being development comprised within class B of part 1 of schedule 2 to the said Order and not being development comprised within any other class.

Any other alteration to the roof of a dwellinghouse, being development comprised within class C of part 1 of schedule 2 to the said Order and not being development comprised within any other class.

The erection or construction of a porch outside any external door of a dwellinghouse, being development comprised within class D of schedule 2 to the said Order and not being development comprised within any other class.

The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool, required for the purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such <sup>a building or</sup> enclosure, being development comprised within class E of part 1 of schedule 2 to the said Order and not being development comprised within any other class. h

The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such, being development comprised within class F of part 1 of schedule 2 to the said Order and not being development comprised within any other class.

The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse, being development comprised within class H of part 1 of schedule 2 to the said Order and not being development comprised within any other class.

The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being development comprised within class A of part 2 of schedule 2 to the said Order and not being development comprised within any other class.

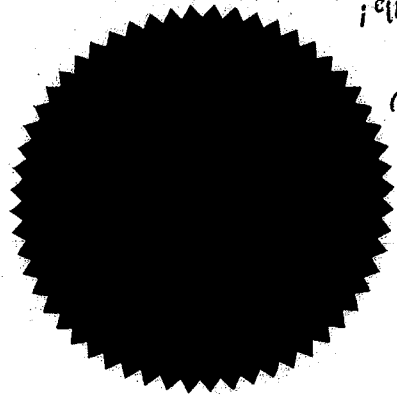
The painting of the exterior of any building or work, being development comprised within class C of part 2 of schedule 2 to the said Order and not being development comprised within any other class.

Any building operation consisting of the <sup>demolition of the</sup> whole or any part of any gate, fence, wall or other means of enclosure, being development comprised within class B of part 31 of schedule 2 to the said Order and not being development comprised within any other class. K

Given under the common seal of the Chorley Borough Council this 25<sup>th</sup> day  
of May 2001

• The Common Seal of the Council  
was affixed to this Direction in  
the presence of

*R. Johnson*  
Director of legal services  
~~Borough Solicitor~~



19453

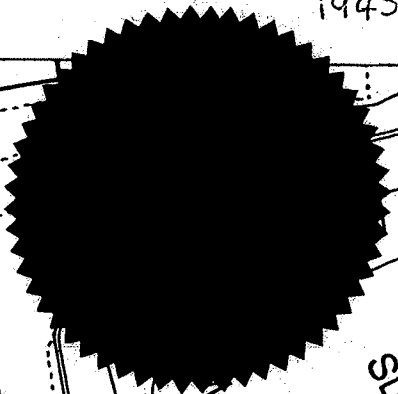
OC committee  
7/3/00

The Secretary of State for the Environment, Transport and the Regions hereby approves the foregoing Direction subject to the modifications shown in red ink thereon.

Authorised by the Secretary of State for the  
Environment, Transport and the Regions

Director (Planning)  
in the Government Office  
for the North West

13<sup>th</sup> June 2001

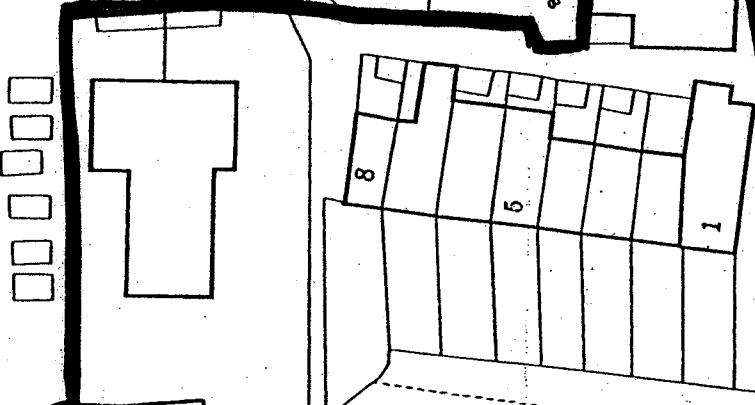


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Stable  
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2

8 6 1



Stocks

W r T

Aqueduct

The Bur...

LB

29 33

32 28 23

Maybank

Oakb

Mitchell Fold  
School

Mitchell Fold

Area Covered by



# CHORLEY Borough Council




## Memorandum

**DATE:** August 17, 2001  
**TO:** Head of Regeneration [reference I/CON/36]  
**FROM:** Director of Legal and Personnel Services [reference IKC 937]  
**EXT:** 5170  
**RE:** Article 4 direction: Withnell Fold  
**CC:**

I refer to your emails of 16 August. Attached are copies of the approval letter and of the order bearing the seal of the secretary of state.

The requirement to serve notice does not appear to require the full text of the direction to be given. I assume that this is because recipients will already have had sight of the proposed direction before it went for approval. However, we do need to "indicate the effect of the modifications". See generally article 5(11) of the GPDO 1995.

The order comes into force (and the old one ceases to be in force) from the date of the notification to each resident.

  
Deputy Director of Legal Services

Has this been  
completed ??  
Spoke to Wendy Fox  
5349  
Spoke to Matthew Morris  
19/5/04 - someone  
will get back to me  
possibly Neil Higson

**Ian Curtis**

---

**From:** Regeneration  
**Sent:** 16 August 2001 10:32  
**To:** Ian Curtis  
**Subject:** Withnell Fold Article 4

Just another thought. Does the SoS approval mean that from the date of the letter the changes should be applied or after notifying the residents?

Ian

**Ian Curtis**

---

**From:** Regeneration  
**Sent:** 16 August 2001 09:48  
**To:** Ian Curtis  
**Subject:** Withnell Fold Article 4.

Great news!

Can I please have a copy of the approval for my file.

I will write to the residents affected by the Article 4 to explain the changes. Do I have to include full details (text) of the GDPO or will an abridged explanation suffice?

Thanks Ian

**Ian Curtis**

---

**From:** Regeneration  
**Sent:** 16 August 2001 09:36  
**To:** Ian Curtis  
**Subject:** Read: FAO Ian Bond: Withnell Fold article 4 direction

Your message

**To:** Regeneration  
**Subject:** FAO Ian Bond: Withnell Fold article 4 direction  
**Sent:** 14/08/01 14:41:00

Message was read on: 16/08/01 09:36:00

**Ian Curtis**

---

**From:** System Administrator  
**Sent:** 14 August 2001 14:41  
**Subject:** Delivered: FAO Ian Bond: Withnell Fold article 4 direction

Your message

**To:** Regeneration  
**Subject:** FAO Ian Bond: Withnell Fold article 4 direction  
**Sent:** 14/08/01 14:41:29

was delivered to the following recipient(s):

Regeneration on 14/08/01 14:41:30

## **Ian Curtis**

---

**From:** Ian Curtis  
**Sent:** 14 August 2001 14:41  
**To:** Regeneration  
**Subject:** FAO Ian Bond: Withnell Fold article 4 direction

Please note that the article 45 direction has now been approved by the secretary of state. He made two modifications to the schedule of the direction. The text of the schedule, with the modifications set out in red, appears below:

The enlargement, improvement or other alteration of a dwellinghouse, being development comprised within class A of schedule 2 to the said Order and not being development comprised within any other class.

The enlargement of a dwellinghouse consisting of an alteration or addition to its roof, being development comprised within class B of part 1 of schedule 2 to the said Order and not being development comprised within any other class.

Any other alteration to the roof of a dwellinghouse, being development comprised within class C of part 1 of schedule 2 to the said Order and not being development comprised within any other class.

The erection or construction of a porch outside any external door of a dwellinghouse, being development comprised within class D of schedule 2 to the said Order and not being development comprised within any other class.

The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool, required for the purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure, being development comprised within class E of part 1 of schedule 2 to the said Order and not being development comprised within any other class.

The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such, being development comprised within class F of part 1 of schedule 2 to the said Order and not being development comprised within any other class.

The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse, being development comprised within class H of part 1 of schedule 2 to the said Order and not being development comprised within any other class.

The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being development comprised within class A of part 2 of schedule 2 to the said Order and not being development comprised within any other class.

The painting of the exterior of any building or work, being development comprised within class C of part 2 of schedule 2 to the said Order and not being development comprised within any other class.

Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure, being development comprised within class B of part 31 of schedule 2 to the said Order and not being development comprised within any other class.

The council now has to arrange for notice of approval of the direction to be published. This is to be done by serving notice on the occupiers of the land covered by the direction. Do you want me to serve this notice, or will you do it?

Ian Curtis

Legal & Personnel Services



GOVERNMENT OFFICE  
FOR THE NORTH WEST

Mr I Curtis  
Legal and Personnel Services  
Chorley Borough Council  
Town Hall  
Chorley  
Lancashire PR7 1DP

CHORLEY BOROUGH COUNCIL AD. UNIT TOWN HALL RECD 14 JUN 2001	
FILE	
ATTN	
ATTEN. OF	
CONTACT	

Sunley Tower  
Piccadilly Plaza  
Manchester M1 4BE  
Direct Line: 0161 952 4233  
Tel: 0161 952 4000  
Fax: 0161 952 4255  
GTN: 4301  
Email:  
Internet Address:  
[www.go-nw.gov.uk](http://www.go-nw.gov.uk)

Your ref: 937 IKC  
Our ref: PNW/5289/19/12

13 June 2001

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER**  
**1995**  
**ARTICLE 4 (1) DIRECTION RELATING TO LAND AND BUILDINGS AT AND**  
**NEAR THE SQUARE, WITHNELL FOLD**

1. I am directed by the Secretary of State for the Environment, Transport and the Regions to refer to your letter of 9 March, 1 and 25 May 2001 and to return herewith one copy of the Direction endorsed with his approval with modifications.
2. The Council's attention is drawn to the provisions of Articles 5(10) and 5(12-15) of the above Order which relates to the service or publication of notice of approval of the Direction.

Yours faithfully

D ARSTALL



INVESTOR IN PEOPLE



GOVERNMENT OFFICE  
FOR THE NORTH WEST

Mr I Curtis  
Legal and Personnel Services  
Chorley Borough Council  
Town Hall  
Chorley  
Lancashire PR7 1DP

Sunley Tower  
Piccadilly Plaza  
Manchester M1 4BE  
Direct Line: 0161 952 4246  
Tel: 0161 952 4000  
Fax: 0161 952 4255  
GTN: 4301  
Email:  
Internet Address:  
[www.go-nw.gov.uk](http://www.go-nw.gov.uk)

Your ref: 937 IKC  
Our ref: PNW/5289/19/12

31 May 2001

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
ORDER 1995  
ARTICLE 4 (1) DIRECTION RELATING TO LAND AND BUILDINGS AT AND  
NEAR THE SQUARE, WITHNELL FOLD**

Thank you for your letter of 25 May enclosing two sealed and one unsealed copy of the above Direction with the right plan. A further reply will be sent as soon as possible.

Yours faithfully

A SYED



INVESTOR IN PEOPLE



## Richard Townson LL.B (Hons)

Director of Legal and Personnel Services  
Town Hall, Chorley, Lancashire PR7 1DP

DX 18411 Chorley

Direct Line (01257) 515170

Switchboard (01257) 515151 Ext 5170

Fax No (01257) 515197

email: iancurtis.cbclegal@virgin.net

Please ask for	Ian Curtis
Your Ref	PNW/5289/19/12
My Ref	937 IKC
Filename	DOCUMENT1
Date	25-05-01

Mr A Syed  
Government Office for the North West  
Sunley Tower  
Piccadilly Plaza  
Manchester  
M1 4BE

Dear Mr Syed

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995  
ARTICLE 4(1) DIRECTION RELATING TO LAND AND BUILDINGS AT AND NEAR THE  
SQUARE, WITHNELL FOLD**

Thank you for your letter of 14 May. I now enclose two sealed and one unsealed copy of the direction, with the correct plan. I confirm that those who received notice of the direction were served with the right plan.

I apologise for the error concerning the plans and thank you for pointing it out.

Yours sincerely



Deputy Director of Legal Services

Enc



GOVERNMENT OFFICE  
FOR THE NORTH WEST

Mr I Cutis  
Legal and Personnel Services  
Chorley Borough Council  
Town Hall  
Chorley  
Lancashire PR7 1DP

CHORLEY BOROUGH COUNCIL ADMIN. SERVICES UNIT TOWN HALL	
REC'D 16 MAY 2001	
FILE	
ACK'D	
ATTEN. OF	BS
COPIES TO	

Sunley Tower  
Piccadilly Plaza  
Manchester M1 4BE  
Direct Line: 0161 952 4246  
Tel: 0161 952 4000  
Fax: 0161 952 4255  
GTN: 4301  
Email:  
Internet Address:  
www.go-nw.gov.uk

Your ref: 937 IKC  
Our ref: PNW/5289/19/12

14 May 2001

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)**  
**ORDER 1995**  
**ARTICLE 4 (1) DIRECTION RELATING TO LAND AND BUILDINGS AT AND**  
**NEAR THE SQUARE, WITHNELL FOLD**

Further to my telephone conversation with you on the 11<sup>th</sup> and 14<sup>th</sup> May I am now returning the two sealed copies of the Direction relating to the above. As discussed with you the plan attached with the Direction shows the Conservation area boundary and not the area affected by the direction. I am also enclosing a copy of the plan received with your letter of 1<sup>st</sup> May, though not listed in it, which may be the right plan that you intended to attach with the Direction. However, I would be grateful to receive as soon as possible the two copies of the sealed direction as well as an unsealed copy with the right plan showing edged red the area affected by the Direction.

I understand from you that those who received the notice of the Direction were served with the right plan.

Yours faithfully

A SYED



INVESTOR IN PEOPLE

11-5-01, 14-5-01

Phone Conversations with Mr. Syad (GONW).

The article 4 direction has the wrong plan - it shows the whole Conservation area. In fact, the area to be covered by the order is to remain unchanged. GONW asked me to check that the Consultation had been on the basis of the proper plan. I checked with Ian Bond and it had. GONW said that they should be able to send me the Direction back to put the proper plan in. They would confirm tomorrow

ZKC 14-05-01

**Ian Curtis**

---

**From:** System Administrator  
**Sent:** 11 May 2001 14:55  
**Subject:** Delivered: Withnell Fold Article 4

Your message

**To:** Steve Brereton  
**Subject:** RE: Withnell Fold Article 4  
**Sent:** 11/05/01 14:55:45

was delivered to the following recipient(s):

Steve Brereton on 11/05/01 14:55:49

## Ian Curtis

---

**From:** Ian Curtis  
**Sent:** 11 May 2001 14:55  
**To:** Steve Brereton  
**Subject:** RE: Withnell Fold Article 4

Its been sent, so I presume so.

---

**From:** Steve Brereton  
**Sent:** 11 May 2001 13:52  
**To:** Ian Curtis  
**Subject:** FW: Withnell Fold Article 4  
**Importance:** High

---

**From:** Steve Brereton  
**Sent:** 11 May 2001 11:37  
**To:**  
**Subject:** RE: Withnell Fold Article 4  
**Importance:** High

Ian, is everything OK now on the information required by GoNW.

---

**From:** Steve Brereton  
**Sent:** 26 April 2001 09:15  
**To:** 'Ian Curtis'  
**Subject:** RE: Withnell Fold Article 4  
**Importance:** High

Ian, sorry I haven't been able to get back to you sooner I've been on leave. I've sent in the internal mail system the info required. I am however assuming you have copies of the original article 4 direction.

---

**From:** Ian Curtis  
**Sent:** 09 April 2001 11:41  
**To:** Steve Brereton  
**Subject:** RE: Withnell Fold Article 4

Please see the following email sent to your own email box last week:

The Government Office for the North West has asked for the following documentation which is referred to in the statement of reasons:

- The plan showing the boundary of the conservation area
- A copy of the Withnell Fold Conservation Area-character appraisal
- the plan of the area covered by the 1986 Article 4 direction
- the information leaflet in respect of the current Article 4 Direction
- A copy of the existing Article 4 (1) direction

Unfortunately, I had not thought to send those documents, which were referred to in the statement, with the application for approval.

---

**From:** Steve Brereton  
**Sent:** 06 April 2001 09:35  
**To:** Ian Curtis  
**Subject:** Withnell Fold Article 4  
**Importance:** High

Ian, further to my e-mail last week. Any news on the progress of the Article 4. Do we (you or me) need to chase them?

Ian

## Ian Curtis

---

**From:** Steve Brereton  
**Sent:** 11 May 2001 13:52  
**To:** Ian Curtis  
**Subject:** FW: Withnell Fold Article 4  
**Importance:** High

---

**From:** Steve Brereton  
**Sent:** 11 May 2001 11:37  
**To:**  
**Subject:** RE: Withnell Fold Article 4  
**Importance:** High

Ian, is everything OK now on the information required by GoNW.

---

**From:** Steve Brereton  
**Sent:** 26 April 2001 09:15  
**To:** 'Ian Curtis'  
**Subject:** RE: Withnell Fold Article 4  
**Importance:** High

Ian, sorry I haven't been able to get back to you sooner I've been on leave. I've sent in the internal mail system the info required. I am however assuming you have copies of the original article 4 direction.

---

**From:** Ian Curtis  
**Sent:** 09 April 2001 11:41  
**To:** Steve Brereton  
**Subject:** RE: Withnell Fold Article 4

Please see the following email sent to your own email box last week:

The Government Office for the North West has asked for the following documentation which is referred to in the statement of reasons:

- The plan showing the boundary of the conservation area
- A copy of the Withnell Fold Conservation Area-character appraisal
- the plan of the area covered by the 1986 Article 4 direction
- the information leaflet in respect of the current Article 4 Direction
- A copy of the existing Article 4 (1) direction

Unfortunately, I had not thought to send those documents, which were referred to in the statement, with the application for approval.

---

**From:** Steve Brereton  
**Sent:** 06 April 2001 09:35  
**To:** Ian Curtis  
**Subject:** Withnell Fold Article 4  
**Importance:** High

Ian, further to my e-mail last week. Any news on the progress of the Article 4. Do we (you or me) need to chase them?

Ian



GOVERNMENT OFFICE  
FOR THE NORTH WEST

Mr I Curtis  
Legal & Personnel Services  
Chorley Borough Council  
Town Hall  
Chorley  
Lancashire, PR7 1DP

3 May 2001

**Your Ref:** 937 IKC  
**Our Ref:** PNW/5289/19/12

Dear Sir

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED  
DEVELOPMENT ORDER 1995 – ARTICLE 4(1) RELATING TO LAND AND  
BUILDINGS AT AND NEAR, THE SQUARE, WITHNELL FOLD.**

I acknowledge receipt of your letter of 1 May 2001, with enclosures, in respect of the above-mentioned matter. A further letter will be sent to you in due course.

Yours faithfully

I GARLAND

CHORLEY BOROUGH COUNCIL ADMIN. SERVICES UNIT TOWN HALL	
REC'D - 4 MAY 2001	
FILE	
DATE	
ATTEN. OF	

Sunley Tower  
Piccadilly Plaza  
Manchester M1 4BE  
Direct Line: 0161 952 4337  
Tel: 0161 952 4000  
Fax: 0161 952 4255  
GTN: 4301 4337  
Email:  
Internet Address:  
[www.gov-nw.gov.uk](http://www.gov-nw.gov.uk)



INVESTOR IN PEOPLE



## Richard Townson LL.B (Hons)

Director of Legal and Personnel Services  
Town Hall, Chorley, Lancashire PR7 1DP

DX 18411 Chorley

Direct Line (01257) 515170

Switchboard (01257) 515151 Ext 5170

Fax No (01257) 515197

email: [iancurtis.cblegal@virgin.net](mailto:iancurtis.cblegal@virgin.net)

Please ask for	Ian Curtis
Your Ref	PNW/5289/19/12
My Ref	937 IKC
Filename	DOCUMENT2
Date	01 May 2001

Mr I Garland  
Government Office for the North West  
Sunley Tower  
Piccadilly Plaza  
Manchester  
M1 4BE

Dear Mr Garland

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER  
1995: ARTICLE 4(1) DIRECTION RELATING TO LAND AND BUILDINGS AT AND NEAR  
THE SQUARE, WITHNELL FOLD**

I write further to my letter of April 4 and now enclose the following documents requested by your letter of 20 March:

plan showing the boundary of the conservation area;  
copy of the Withnell Fold Conservation area character appraisal;  
a plan of the area covered by the 1986 article 4 direction;  
a copy of the 1986 direction; and  
the information leaflet in respect of the current direction.

Yours sincerely



Deputy Director of Legal Services

Enc

## Ian Curtis

---

**From:** Steve Brereton  
**Sent:** 26 April 2001 09:15  
**To:** 'Ian Curtis'  
**Subject:** RE: Withnell Fold Article 4  
**Importance:** High

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**Sent:** 09 April 2001 11:41  
**To:** Steve Brereton  
**Subject:** RE: Withnell Fold Article 4

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- The plan showing the boundary of the conservation area ✓
- A copy of the Withnell Fold Conservation Area-character appraisal ✓
- the plan of the area covered by the 1986 Article 4 direction ✓
- the information leaflet in respect of the current Article 4 Direction ✓
- A copy of the existing Article 4 (1) direction

Unfortunately, I had not thought to send those documents, which were referred to in the statement, with the application for approval.

---

**From:** Steve Brereton  
**Sent:** 06 April 2001 09:35  
**To:** Ian Curtis  
**Subject:** Withnell Fold Article 4  
**Importance:** High

Ian, further to my e-mail last week. Any news on the progress of the Article 4. Do we (you or me) need to chase them?

Ian

## **Ian Curtis**

---

**From:** Steve Brereton  
**Sent:** 26 April 2001 09:03  
**To:** 'Ian Curtis'  
**Subject:** Read: Withnell Fold Article 4

### Your message

**To:** Steve Brereton  
**Subject:** RE: Withnell Fold Article 4  
**Sent:** 09/04/01 11:41:00

Message was read on: 26/04/01 09:03:00

**Ian Curtis**

---

**From:** System Administrator  
**Sent:** 09 April 2001 11:41  
**Subject:** Delivered: Withnell Fold Article 4

Your message

**To:** Steve Brereton  
**Subject:** RE: Withnell Fold Article 4  
**Sent:** 09/04/01 11:41:33

was delivered to the following recipient(s):

Steve Brereton on 09/04/01 11:41:37

**Ian Curtis**

---

**From:** System Administrator  
**Sent:** 09 April 2001 11:41  
**Subject:** Delivered: Withnell Fold Article 4

Your message

**To:** Steve Brereton  
**Subject:** RE: Withnell Fold Article 4  
**Sent:** 09/04/01 11:41:33

was delivered to the following recipient(s):

Steve Brereton on 09/04/01 11:41:37

## **Ian Curtis**

---

**From:** Ian Curtis  
**Sent:** 09 April 2001 11:41  
**To:** Steve Brereton  
**Subject:** RE: Withnell Fold Article 4

Please see the following email sent to your own email box last week:

The Government Office for the North West has asked for the following documentation which is referred to in the statement of reasons:

- The plan showing the boundary of the conservation area
- A copy of the Withnell Fold Conservation Area-character appraisal
- the plan of the area covered by the 1986 Article 4 direction
- the information leaflet in respect of the current Article 4 Direction
- A copy of the existing Article 4 (1) direction

Unfortunately, I had not thought to send those documents, which were referred to in the statement, with the application for approval.

---

**From:** Steve Brereton  
**Sent:** 06 April 2001 09:35  
**To:** Ian Curtis  
**Subject:** Withnell Fold Article 4  
**Importance:** High

Ian, further to my e-mail last week. Any news on the progress of the Article 4. Do we (you or me) need to chase them?

Ian

## **Ian Curtis**

---

**From:** Ian Bond  
**Sent:** 09 April 2001 08:58  
**To:** Ian Curtis  
**Subject:** Read: Withnell Fold Article 4 direction

### Your message

**To:** Ian Bond  
**Subject:** Withnell Fold Article 4 direction  
**Sent:** 04/04/01 16:12:00

Message was read on: 09/04/01 08:58:00

## **Ian Curtis**

---

**From:** Steve Brereton  
**Sent:** 06 April 2001 09:35  
**To:** Ian Curtis  
**Subject:** Withnell Fold Article 4  
**Importance:** High

Ian, further to my e-mail last week. Any news on the progress of the Article 4. Do we (you or me) need to chase them?

Ian



## Richard Townson LL.B (Hons)

Director of Legal and Personnel Services  
Town Hall, Chorley, Lancashire PR7 1DP

DX 18411 Chorley

Direct Line (01257) 515170

Switchboard (01257) 515151 Ext 5170

Fax No (01257) 515197

email: [iancurtis.cbcllegal@virgin.net](mailto:iancurtis.cbcllegal@virgin.net)

Please ask for	Ian Curtis
Your Ref	PNW/5289/19/12
My Ref	IKC 937
Filename	DOCUMENT8
Date	04 April 2001

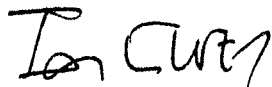
Mr I Garland  
Government Office for the North West  
Sunley Tower  
Piccadilly Plaza  
Manchester  
M1 4BE

Dear Mr Garland

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER –  
ARTICLE 4(1) DIRECTION RELATING TO LAND AND BUILDINGS AT AND NEAR THE  
SQUARE, WITHNELL FOLD**

Thank you for your letter of 20 March. I regret omitting the documents listed in it. I will forward them to you as soon as I have them to hand.

Yours sincerely



Deputy Director of Legal Services

**Ian Curtis**

---

**From:** System Administrator  
**Sent:** 04 April 2001 16:12  
**Subject:** Delivered: Withnell Fold Article 4 direction

Your message

**To:** Ian Bond  
**Subject:** Withnell Fold Article 4 direction  
**Sent:** 04/04/01 16:12:31

was delivered to the following recipient(s):

Ian Bond on 04/04/01 16:12:33

## **Ian Curtis**

---

**From:** Ian Curtis  
**Sent:** 04 April 2001 16:12  
**To:** Ian Bond  
**Subject:** Withnell Fold Article 4 direction

The Government Office for the North West has asked for the following documentation which is referred to in the statement of reasons:

- The plan showing the boundary of the conservation area
- A copy of the Withnell Fold Conservation Area-character appraisal
- the plan of the area covered by the 1986 Article 4 direction
- the information leaflet in respect of the current Article 4 Direction
- A copy of the existing Article 4 (1) direction

Unfortunately, I had not thought to send those documents, which were referred to in the statement, with the application for approval.

Ian Curtis

Legal Services



GOVERNMENT OFFICE  
FOR THE NORTH WEST

Borough Solicitor  
Chorley Borough Council  
Town Hall  
Chorley  
Lancashire  
PR7 1DP

FAO Ian Curtis

**Your Ref:** 937 IKC  
**Our Ref:** PNW/5289/19/12

20 March 2001

Dear Sir

CHORLEY BOROUGH COUNCIL ADMIN. SERVICES UNIT TOWN HALL	
REC'D	21 MAR 2001
FILE	
FORM	
ATTACHED	
COPIES TO	

Sunley Tower  
Piccadilly Plaza  
Manchester M1 4BE  
Direct Line: 0161 952 4337  
Tel: 0161 952 4000  
Fax: 0161 952 4255  
GTN: 4301 4337  
Email:  
Internet Address:  
[www.go-nw.gov.uk](http://www.go-nw.gov.uk)

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT ORDER 1995 – ARTICLE 4(1) RELATING TO LAND AND BUILDINGS AT AND NEAR THE SQUARE, WITHNELL FOLD.**

Thank you for your letter of 9 March 2001, enclosing the above Article 4 Direction. In the Council's statement reference is made to several enclosed plans and documents which unfortunately we have not received. Could you please forward the following documents as soon as possible:-

- the Plan showing boundary of Conservation Area
- a copy of the Withnell Fold Conservation Area – Character Appraisal
- the plan of the area covered by the 1986 Article 4 Direction
- the information leaflet in respect of the current Article 4 Direction

Could you also forward a copy of the existing Article 4(1) Direction (1986) referred to in your statement.

Yours faithfully

  
I GARLAND





GOVERNMENT OFFICE  
FOR THE NORTH WEST

Borough Solicitor  
Chorley Borough Council  
Town Hall  
Chorley  
Lancashire, PR7 1DP

FAO Mr Ian Curtis

**Your Ref:** 937 IKC  
**Our Ref:** PNW/5289/19/12

19 March 2001

Dear Sir

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED  
DEVELOPMENT ORDER 1995 – ARTICLE 4(1) RELATING TO LAND AND  
BUILDINGS AT AND NEAR THE SQUARE, WITHNELL FOLD**

1. I acknowledge receipt of your letter of the 9 March 2001, enclosing the above Article 4 Direction. A further reply will be sent to you in due course.

Yours faithfully

I GARLAND

TOWN HALL	
20 MAR 2001	
	BS
COPIES TO	

Sunley Tower  
Piccadilly Plaza  
Manchester M1 4BE  
Direct Line: 0161 952 4337  
Tel: 0161 952 4000  
Fax: 0161 952 4255  
GTN: 4301 4337  
Email:  
Internet Address:  
[www.go-nw.gov.uk](http://www.go-nw.gov.uk)



INVESTOR IN PEOPLE

**Richard Townson LL.B (Hons)**

Borough Solicitor

Town Hall, Chorley, Lancashire PR7 1DP

DX 18411 Chorley

Direct Line (01257) 515170

Switchboard (01257) 515151 Ext 5170

Fax No (01257) 515197

email: iancurtis.cbclegal@virgin.net

Please ask for Ian Curtis  
Your Ref \*\*\*  
My Ref 937 IKC  
Filename DOCUMENT1  
Date 8 MAR 2001

Government Office for the North West  
Sunley Tower  
Piccadilly Plaza  
Manchester  
M1 4BA

Dear Sirs

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995  
DIRECTION MADE UNDER ARTICLE 4 (1) RELATING TO LAND AND BUILDINGS AT AND  
NEAR THE SQUARE, WITHNELL FOLD**

The council has made the above direction and I enclose two sealed copies and one unsealed copy of it in accordance with paragraph 11 of appendix D to DoE circular 9/95. I also enclose the authority's statement of reasons for making the order and photographs showing parts of the area covered by it.

I look forward to receiving confirmation of the order in due course.

Yours sincerely



Deputy Borough Solicitor

Enc

## Richard Townson LL.B (Hons)

Borough Solicitor

Town Hall, Chorley, Lancashire PR7 1DP

DX 18411 Chorley

Direct Line (01257) 515170

Switchboard (01257) 515151 Ext 5170

Fax No (01257) 515197

email: [iancurtis.cbclegal@virgin.net](mailto:iancurtis.cbclegal@virgin.net)

---

Please ask for	Ian Curtis
Your Ref	***
My Ref	937 IKC
Filename	DOCUMENT3
Date	09 March 2001

Environment Directorate  
Lancashire County Council  
PO Box 9  
Guild House  
Cross Street  
Preston  
PR1 8RD

Dear Sirs

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995  
DIRECTION MADE UNDER ARTICLE 4(1) RELATING TO LAND AND BUILDINGS AT AND  
NEAR THE SQUARE, WITHNELL FOLD**

My council has recently submitted the above direction to the Secretary of State for confirmation. In accordance with the order, I enclose an unsealed copy of the direction, together with a copy of the statement of reasons and accompanying photographs, for your attention.

Yours faithfully



Deputy Borough Solicitor

Enc

## **Withnell Fold Conservation Area**

### **Article 4(1) Direction**

#### **Statement of the Councils Reasons**

##### **Background**

Withnell Fold is a small, planned, mid C19th, Victorian village approximately 7km to the north-east of Chorley. The village was built to house mill workers from an adjacent paper mill. The paper mill and its 'community' were supplanted upon a natural landscape on a river terrace above the River Lostock and the newly constructed Leeds to Liverpool canal. The rural nature of the surroundings, its mature woodland and farmlands contribute to the setting of the buildings and village.

The workers cottages, built from local gritstone are grouped in 5 terraces, 3 of which form a housing square. The philanthropic nature of the development is further characterised by the later addition of a village school and the reading rooms (now converted into a house).

The properties and buildings which make up the 'Square' provide a valuable record of Victorian life and are of considerable historic and architectural merit. The special value of the area was recognised when in 1969 Withnell Fold was designated a conservation area.

A plan showing the boundaries of the conservation area and a copy of the Withnell Fold Conservation Area - Character Appraisal are attached for information purposes.

The cohesive strength of the Victorian-housing Square is essential to the overall character and appearance of the village and to the conservation area. In this respect the unity of materials, form and build, window patterns and architectural detailing and the buildings physical appearance are essential aspects and need to be maintained.

However during the early 1980's the Council felt that incremental, minor changes and unsympathetic 'permitted development' extensions to buildings within the core of the village were beginning to dilute the distinctive and cohesive nature of the buildings. In recognition of the special character and appearance of the area the Council sought, and had approved by the Secretary of State, an Article 4 Direction for the housing square in April 1986. Enclosed is a plan showing the area covered by the Direction.

##### **The Existing Article 4 Direction**

The current Direction covers extensions and alterations to properties including the erection of porches, dormer extensions, outbuildings, walls/fences, changes of roof coverings and the installation of roof-lights, changes to and the insertion of windows, the painting and cladding of the exteriors of buildings and the construction of hardstanding.

The existing Direction has had the general support of the residents within the 'Square' although periodically, because of changes in the owners of the properties, it has been necessary to write to all the residents reminding them of the restrictions.

An information leaflet regarding the current Article 4 Direction is enclosed.



## Reasons for the New Direction

As part of an on-going review a recent survey of Withnell Fold Conservation Area has shown the worth of the existing Article 4 Direction. Whilst change has occurred this has been at a relatively slow pace and in a planned manner which has essentially preserved the unique cohesiveness of the 'Square'.

The current Direction is however now outdated and relates to a statutory instrument dating from between 1977-1985. This is confusing both to staff within the Development Control Section of the Planning Unit and to local residents, estate agents and surveyors. The Council in this respect is seeking to produce a new Direction, which relates to the current Town and Country Planning (General Permitted Development) Order 1995.

In particular the current Article 4 Direction makes no reference to the control of satellite dishes/antennae or the partial demolition of walls within the existing area.

As part of the recent survey it was however noted that a number of properties had installed satellite dishes/antennae. Whilst the Council is not seeking to prevent the installation of all satellite equipment it is felt the harmful effect of an inappropriately located dish or antennae affects the 'Victorian' appearance and cohesiveness of the 'Square'. Clearly the prominence of the dishes/antennae is at odds with the simple 'Victorian' architecture.

The Council therefore feels given the clear potential for satellite dishes to have a detrimental impact on the character and appearance of the conservation area that it would be prudent to require residents to obtain planning permission before installing the equipment. This would provide the Council the opportunity to consider a siting/location with the minimum effect on the visual amenities of the properties.

Satellite dishes can already be seen on No's 7 and 9 The Square.

Because of the arrangement of the cottages and the fact that on the whole both front and rear elevations of the properties are visible to public view satellite dishes and antennae are likely to be prominent within the streetscene.

The Council considers the inclusion of this Class of development in a new Direction will be essential in maintaining the character and appearance of the properties covered by the current Direction.

In respect to the removal of walls, clearly post the *Shimizu* decision the Council is concerned over the partial removal of traditional walls within the 'Square' which are essential to the overall character of the area. In particular the tall, capped stone walls, which enclose the rear yards of the terraced cottages, form a strong visual 'bond' between the properties. The repetitive dressed stone detailing of the yard entrance doors, coal and night-soil access points and the continuous stone capping are features which would be extremely sensitive to change.

This threat to the character and appearance of the conservation area has not become reality. But it feels given the unity of the building form even the partial removal of one wall (by reducing its height or enlarging the yard entrance) would be damaging to the visual amenities of the area.

The Council is aware of the recommendations of the joint consultation document produced by the DETR and DCMS regarding the *Shimizu* issue and in particular the recommendations regarding the removal of permitted development rights for the demolition of all or part of walls within conservation areas. The Council in particular draws your attention to the comments made in paragraph 27 of the document.

## **Community Support for the Proposals**

The Council has always sought to involve the residents of Withnell Fold in the issues relating to the Article 4 Direction and conservation in general within the village. On the whole residents have supported the need to preserve the special character of the area and are keen to participate in 'conservation' matters. The community has an active Conservation Society, which brings forward enhancement schemes and works with the Council in seeking funding for projects.

In respect to the Article 4 Direction a consultation exercise was carried out, by the Council, last November seeking the views of the residents within the Direction area, the Parish Council and Conservation Society regarding the proposed changes to the Direction. The letters, sent out to each property, explained the importance of the need to preserve the special character and appearance of the properties and the reasons why the Article 4 Direction is required and needs to be changed.

No comments were received as a result of the consultations.

The Council considered the proposed changes and subsequently approved the making of a new Direction at its Development Control Committee on the 7<sup>th</sup> March.

## **Conclusions**

The importance of Withnell Fold as a rare and intact planned Lancashire mill village has already been accepted and is beyond doubt. The special architectural and historic value of the group of Victorian mill cottages, which make up the 'square' needs to be protected.

The existing Article 4 Direction, approved in 1986, has, on the whole, prevented further unsympathetic extensions and alterations to the cottages but is now out of date and is confusing to both residents and Council staff.

The unity and cohesiveness of the buildings, which make up the 'square', their form, architectural style and appearance are paramount and are extremely sensitive to inappropriate change.

The need for firm control, in respect to the removal of permitted development rights, is justified and has the support of the residents, Parish Council and Conservation Society.

The extension of the Direction to include satellite dishes/antennae and the partial removal of walls/fences will help maintain the strong cohesive character of the buildings and the appearance of the area in general.

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED  
DEVELOPMENT) ORDER 1995**

**DIRECTION MADE UNDER ARTICLE 4(1) RELATING TO  
LAND AND BUILDINGS AT AND NEAR THE SQUARE,  
WITHNELL FOLD**

WHEREAS Chorley Borough Council being the appropriate planning authority within the meaning of article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995, are satisfied that it is expedient that development of the descriptions set out in the schedule below should not be carried out on the land shown edged red on the attached plan, unless permission is granted on an application made under part III of the Town and Country Planning Act 1990,

NOW THEREFORE the said Council in pursuance of the power conferred on it by article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the descriptions set out in the schedule below.

This Order cancels (but only inasmuch as it is in force in relation to any part of the land within the area to which it relates) the direction under article 4(1) of the Town and Country Planning General Development Orders 1977 to 1985 made by Chorley Borough Council on 31 January 1986 and expressed to apply to land and buildings in and near The Square, Withnell Fold conservation area.

## SCHEDULE

The enlargement, improvement or other alteration of a dwellinghouse, being development comprised within class A of schedule 2 to the said Order and not being development comprised within any other class.

The enlargement of a dwellinghouse consisting of an alteration or addition to its roof, being development comprised within class B of part 1 of schedule 2 to the said Order and not being development comprised within any other class.

Any other alteration to the roof of a dwellinghouse, being development comprised within class C of part 1 of schedule 2 to the said Order and not being development comprised within any other class.

The erection or construction of a porch outside any external door of a dwellinghouse, being development comprised within class D of schedule 2 to the said Order and not being development comprised within any other class.

The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool, required for the purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such an enclosure, being development comprised within class E of part 1 of schedule 2 to the said Order and not being development comprised within any other class.

The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such, being development comprised within class F of part 1 of schedule 2 to the said Order and not being development comprised within any other class.

The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse, being development comprised within class H of part 1 of schedule 2 to the said Order and not being development comprised within any other class.

The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being development comprised within class A of part 2 of schedule 2 to the said Order and not being development comprised within any other class.

The painting of the exterior of any building or work, being development comprised within class C of part 2 of schedule 2 to the said Order and not being development comprised within any other class.

Any building operation consisting of the whole or any part of any gate, fence, wall or other means of enclosure, being development comprised within class B of part 31 of schedule 2 to the said Order and not being development comprised within any other class.

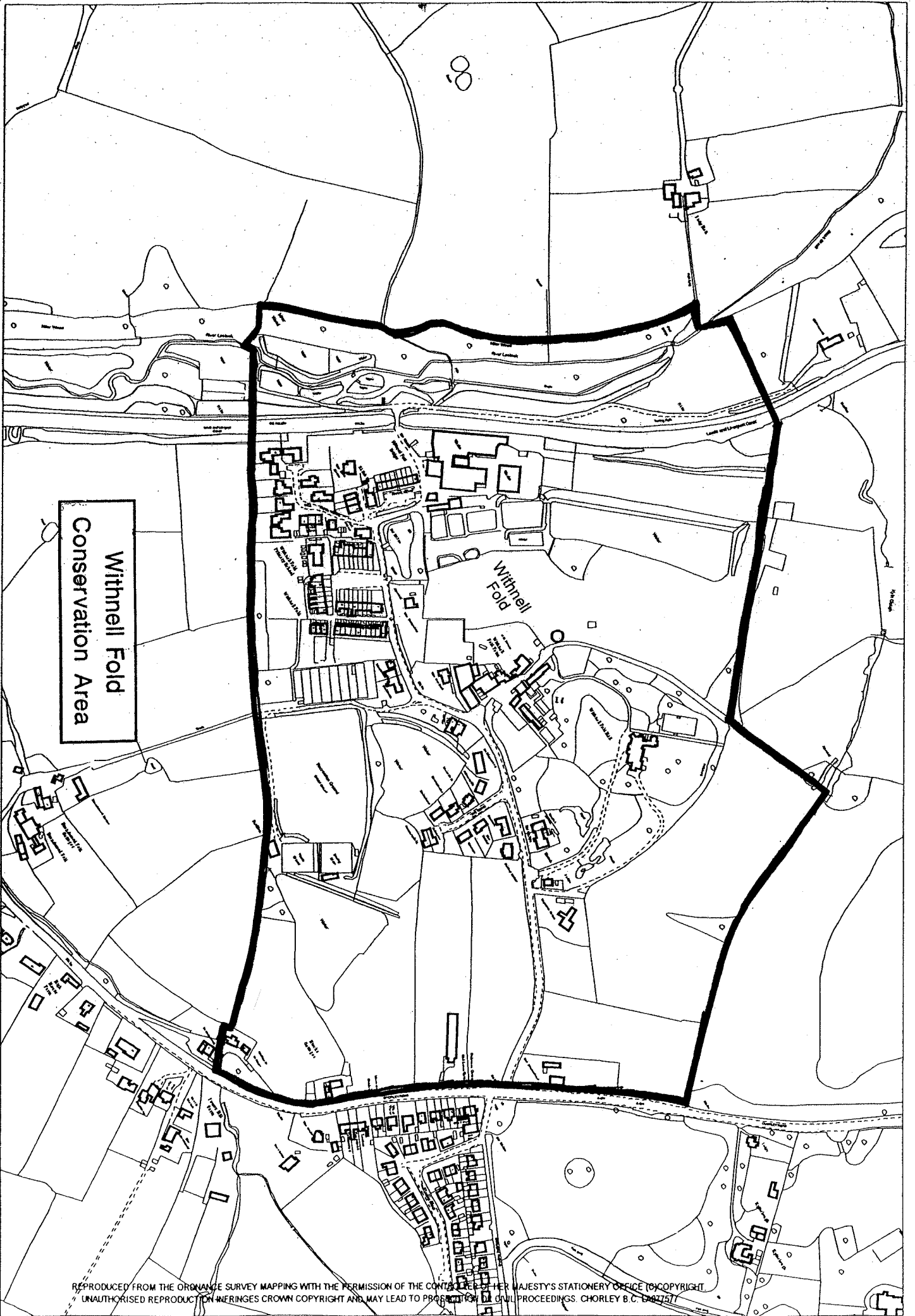
Given under the common seal of the Chorley Borough Council this                      day  
of March 2001

**The Common Seal of the Council**

**was affixed to this Direction in**

**the presence of**

**Borough Solicitor**



Withnell Fold  
Conservation Area

Withnell  
Fold

REPRODUCED FROM THE ORDNANCE SURVEY MAPPING WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE (©COPYRIGHT).  
UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS. CHORLEY B.C. 1207757

# CHORLEY Borough Council



## Memorandum

DATE: January 22, 2001  
TO: Head of Planning Services [reference I/CON/36]  
FROM: Borough Solicitor [reference IKC 937]  
EXT: 5170  
RE: New Article 4 Direction: Withnell Fold conservation area  
CC:

I refer to your email of 4 January. I apologise for not letting you have a note of the changes to the statement of reasons that I put forward. These are the suggested changes:

- Page 1, paragraph 6, 3<sup>rd</sup> line: Replace "water-down" by "dilute";
- Page 1, paragraph 9: Delete "In the above respect enclosed is" from the beginning of the paragraph and insert "is enclosed" at the end.
- Page 2, paragraph 10. Delete "Whilst the Council accepts that" from the beginning of the paragraph. In the 2<sup>nd</sup> line, replace "materialised" by "become reality". Replace "However it feels" by "But".

Thanks for forwarding the photographs. Please let me have a copy of the revised statement of reasons (or your confirmation that you do not want to revise it), and I will get the formalities under way.

Deputy Borough Solicitor



## **Ian Curtis**

---

**From:** Steve Brereton  
**Sent:** 04 January 2001 10:08  
**To:** Ian Curtis  
**Subject:** Article 4 Direction : Withnell Fold Conservation Area

Further to your memo dated the 13th December can you tell me what the slight changes to the statement are so that I can amend the document on my PC.

I will provide you with photographs shortly. How do you think the photographs should be presented?

In relation to who should submit the documentation I have no objections to yourselves undertaking that duty. I would however ask that if you receive any comments/queries that I am notified.

Ian.

(PS - I'm contactable on Ext 5326 or as Steve Brereton on the Mail system.)

**Ian Curtis**

---

**From:** Steve Brereton  
**Sent:** 18 January 2001 09:59  
**To:** Ian Curtis  
**Subject:** Withnell Fold Article 4 Direction

Ian, any reply to my e-mail of the 4th January?

# CHORLEY Borough Council



## Memorandum

**DATE:** December 13, 2000  
**TO:** Head of Planning Services [reference I/CON/36]  
**FROM:** Borough Solicitor [reference IKC 937]  
**EXT:** 5170  
**RE:** New Article 4 Direction: Withnell Fold conservation area  
**CC:**

Thank you for your memos of October 19 and 27, with their attachments. I am entirely happy with the statement of reasons. However, I have suggested three slight changes to make a couple of parts slightly more direct. Should we provide photographs as well, as suggested in paragraph 12(e) of circular 9/95?

A copy of the draft direction is attached, with the expanded heading as suggested by the department.

Who is going to formally submit the documentation to the DETR? Subject to getting photographs and any revision of the statement of reasons, I think I have the documentation. But you do as well. Please let me know.

In any event, I will need to produce at least two sealed copies of the direction. Please confirm that I should go ahead and seal two copies.

Deputy Borough Solicitor

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED  
DEVELOPMENT) ORDER 1995**

**DIRECTION MADE UNDER ARTICLE 4(1) RELATING TO  
LAND AND BUILDINGS AT AND NEAR THE SQUARE,  
WITHNELL FOLD**

WHEREAS Chorley Borough Council being the appropriate planning authority within the meaning of article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995, are satisfied that it is expedient that development of the descriptions set out in the schedule below should not be carried out on the land shown edged \*\*\*\* on the attached plan, unless permission is granted on an application made under part III of the Town and Country Planning Act 1990,

NOW THEREFORE the said Council in pursuance of the power conferred on it by article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the descriptions set out in the schedule below.

This Order cancels (but only inasmuch as it is in force in relation to any part of the land within the area to which it relates) the direction under article 4(1) of the Town and Country Planning General Development Orders 1977 to 1985 made by Chorley Borough Council on 31 January 1986 and expressed to apply to land and buildings in and near The Square, Withnell Fold conservation area.

## SCHEDULE

The enlargement, improvement or other alteration of a dwellinghouse, being development comprised within class A of schedule 2 to the said Order and not being development comprised within any other class.

The enlargement of a dwellinghouse consisting of an alteration or addition to its roof, being development comprised within class B of part 1 of schedule 2 to the said Order and not being development comprised within any other class.

Any other alteration to the roof of a dwellinghouse, being development comprised within class C of part 1 of schedule 2 to the said Order and not being development comprised within any other class.

The erection or construction of a porch outside any external door of a dwellinghouse, being development comprised within class D of schedule 2 to the said Order and not being development comprised within any other class.

The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool, required for the purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such an enclosure, being development comprised within class E of part 1 of schedule 2 to the said Order and not being development comprised within any other class.

The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such, being development comprised within class F of part 1 of schedule 2 to the said Order and not being development comprised within any other class.



## MEMO


FROM	Ian Bond Conservation Officer	TO	Ian Curtis Deputy Borough Solicitor
REF	I/CON/36	REF	
WP NO	MEMO	MASTER	
EXT	5224	DATE	October 27 <sup>th</sup> , 2000

### NEW ARTICLE 4 DIRECTION WITHNELL FOLD CONSERVATION AREA

Enclosed is a copy of the draft 'Statement' in respect to the new Article 4 Direction at Withnell Fold.

If you have any comments on its content/form please contact me asap so that I can amend the document.

Thanks.

  
Ian

## Withnell Fold Conservation Area

### Article 4(1) Direction

#### Statement of the Councils Reasons

##### **Background**

Withnell Fold is a small, planned, mid <sup>C19th</sup> Victorian village approximately 7km to the north-east of Chorley. The village was built to house mill workers from an adjacent paper mill. The paper mill and its 'community' were supplanted upon a natural landscape on a river terrace above the River Lostock and the newly constructed Leeds to Liverpool canal. The rural nature of the surroundings, its mature woodland and farmlands contribute to the setting of the buildings and village.

The workers cottages, built from local gritstone are grouped in 5 terraces, 3 of which form a housing square. The philanthropic nature of the development is further characterised by the later addition of a village school and the reading rooms (now converted into a house).

The properties and buildings which make up the 'Square' provide a valuable record of Victorian life and are of considerable historic and architectural merit. The special value of the area was recognised when in 1969 Withnell Fold was designated a conservation area.

A plan showing the boundaries of the conservation area and a copy of the Withnell Fold Conservation Area - Character Appraisal are attached for information purposes.

The cohesive strength of the Victorian-housing Square is essential to the overall character and appearance of the village and to the conservation area. In this respect the unity of materials, form and build, window patterns and architectural detailing and the buildings physical appearance are essential aspects and need to be maintained.

*dilute*  
However during the early 1980's the Council felt that incremental, minor changes and unsympathetic 'permitted development' extensions to buildings within the core of the village where beginning to ~~water-down~~ the distinctive and cohesive nature of the buildings. In recognition of the special character and appearance of the area the Council sought, and had approved by the Secretary of State, an Article 4 Direction for the housing square in April 1986. Enclosed is a plan showing the area covered by the Direction.

##### **The Existing Article 4 Direction**

The current Direction covers extensions and alterations to properties including the erection of porches, dormer extensions, outbuildings, walls/fences, changes of roof coverings and the installation of roof-lights, changes to and the insertion of windows, the painting and cladding of the exteriors of buildings and the construction of hardstanding.

The existing Direction has had the general support of the residents within the 'Square' although periodically, because of changes in the owners of the properties, it has been necessary to write to all the residents reminding them of the restrictions.

~~In the above respect enclosed is~~ An information leaflet regarding the current Article 4 Direction, *is enclosed.*

## Reasons for the New Direction

As part of an on-going review a recent survey of Withnell Fold Conservation Area has shown the worth of the existing Article 4 Direction. Whilst change has occurred this has been at a relatively slow pace and in a planned manner which has essentially preserved the unique cohesiveness of the 'Square'.

The current Direction is however now outdated and relates to a statutory instrument dating from between 1977-1985. This is confusing both to staff within the Development Control Section of the Planning Unit and to local residents, estate agents and surveyors. The Council in this respect is seeking to produce a new Direction, which relates to the current Town and Country Planning (General Permitted Development) Order 1995.

In particular the current Article 4 Direction makes no reference to the control of satellite dishes/antennae or the partial demolition of walls within the existing area.

As part of the recent survey it was however noted that a number of properties had installed satellite dishes/antennae. Whilst the Council is not seeking to prevent the installation of all satellite equipment it is felt the harmful effect of an inappropriately located dish or antennae affects the 'Victorian' appearance and cohesiveness of the 'Square'. Clearly the prominence of the dishes/antennae is at odds with the simple 'Victorian' architecture.

The Council therefore feels given the clear potential for satellite dishes to have a detrimental impact on the character and appearance of the conservation area that it would be prudent to require residents to obtain planning permission before installing the equipment. This would provide the Council the opportunity to consider a siting/location with the minimum effect on the visual amenities of the properties.

Satellite dishes can already be seen on No's 7 and 9 The Square.

Because of the arrangement of the cottages and the fact that on the whole both front and rear elevations of the properties are visible to public view satellite dishes and antennae are likely to be prominent within the streetscene.

The Council considers the inclusion of this Class of development in a new Direction will be essential in maintaining the character and appearance of the properties covered by the current Direction.

In respect to the removal of walls, clearly post the *Shimizu* decision the Council is concerned over the partial removal of traditional walls within the 'Square' which are essential to the overall character of the area. In particular the tall, capped stone walls, which enclose the rear yards of the terraced cottages, form a strong visual 'bond' between the properties. The repetitive dressed stone detailing of the yard entrance doors, coal and night-soil access points and the continuous stone capping are features which would be extremely sensitive to change.

Whilst the Council accepts that this threat to the character and appearance of the conservation area has not materialised. However it feels given the unity of the building form, even the partial removal of one wall (by reducing its height or enlarging the yard entrance) would be damaging to the visual amenities of the area.

The Council is aware of the recommendations of the joint consultation document produced by the DETR and DCMS regarding the *Shimizu* issue and in particular the recommendations regarding the removal of permitted development rights for the demolition of all or part of walls within conservation areas. The Council in particular draws your attention to the comments made in paragraph 27 of the document.



## **Community Support for the Proposals**

The Council has always sought to involve the residents of Withnell Fold in the issues relating to the Article 4 Direction and conservation in general within the village. On the whole residents have supported the need to preserve the special character of the area and are keen to participate in 'conservation' matters. The community has an active Conservation Society, which brings forward enhancement schemes and works with the Council in seeking funding for projects.

In respect to the Article 4 Direction a consultation exercise was carried out, by the Council, last November seeking the views of the residents within the Direction area, the Parish Council and Conservation Society regarding the proposed changes to the Direction. The letters, sent out to each property, explained the importance of the need to preserve the special character and appearance of the properties and the reasons why the Article 4 Direction is required and needs to be changed.

No comments were received as a result of the consultations.

The Council considered the proposed changes and subsequently approved the making of a new Direction at its Development Control Committee on the 7<sup>th</sup> March.

## **Conclusions**

The importance of Withnell Fold as a rare and intact planned Lancashire mill village has already been accepted and is beyond doubt. The special architectural and historic value of the group of Victorian mill cottages, which make up the 'square' needs to be protected.

The existing Article 4 Direction, approved in 1986, has, on the whole, has prevented further unsympathetic extensions and alterations to the cottages but is now out of date and is confusing to both residents and Council staff.

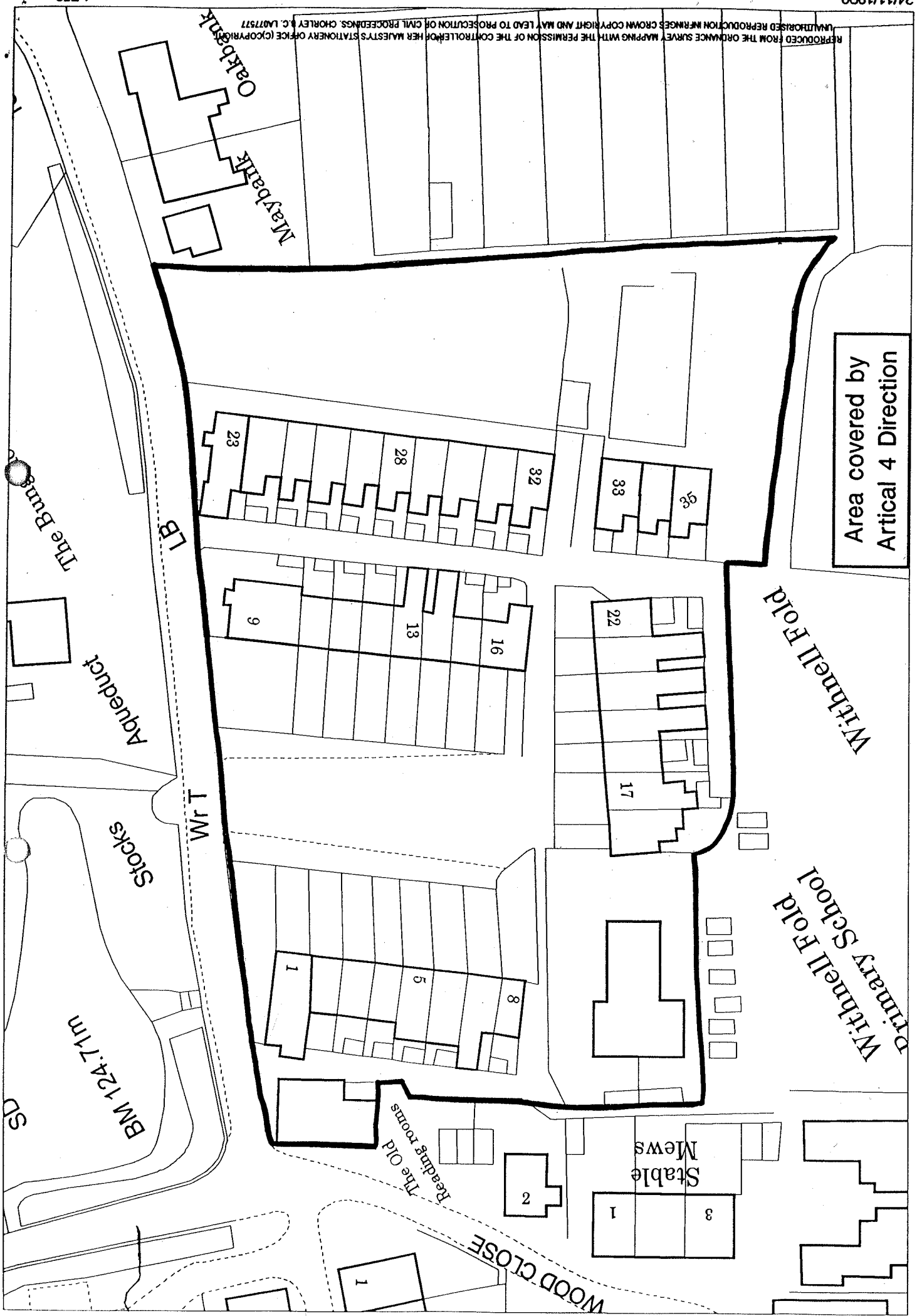
The unity and cohesiveness of the buildings, which make up the 'square', their form, architectural style and appearance are paramount and are extremely sensitive to inappropriate change.

The need for firm control, in respect to the removal of permitted development rights, is justified and has the support of the residents, Parish Council and Conservation Society.

The extension of the Direction to include satellite dishes/antennae and the partial removal of walls/fences will help maintain the strong cohesive character of the buildings and the appearance of the area in general.

REPRODUCED FROM THE ORDINANCE SURVEY MAPS WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE (COPYRIGHT UNAUTHORISED REPRODUCTION INFRINGES COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS. CHORLEY & CO. LA071571)

Area covered by  
Article 4 Direction



# MEMO

FROM	Ian Bond Conservation Officer	TO	Ian Curtis Deputy Borough Solicitor
REF	I/CON/36	REF	
WP NO	MEMO	MASTER	
EXT	5224	DATE	October 19 <sup>th</sup> , 2000

## NEW ARTICLE 4 DIRECTION WITHNELL FOLD CONSERVATION AREA

Further to the above I have now received comments from the Government Office for the North West regarding the new Direction you drafted.

They have confirmed that the draft direction is acceptable in the form you suggested. They do however want it to refer to Withnell Fold Conservation Area in the title of the Direction to make it more identifiable. I would appreciate it if you can amend this accordingly.

I will aim to provide you with the requirements under paragraph 12 of Circular 9/95 in the next few weeks.



Ian

# CHORLEY Borough Council



## Memorandum

**DATE:** June 14, 2000  
**TO:** Head of Planning Services [reference I/CON/36]  
**FROM:** Borough Solicitor [reference IKC 937]  
**EXT:** 5170  
**RE:** New Article 4 Direction: Withnell Fold conservation area  
**CC:**

I refer to your memos of April 7 and June 6. I regret that I have not been able to deal with them until now.

The drafting of the existing direction is confusing. There is no need for the description of the class of permitted development which is to be removed to be followed by the list of qualifications or exceptions. To take part 1 class A development as an example: any enlargement of a dwellinghouse will either be inside or outside the tolerances set out in paragraphs A1 and A2. If it is inside the tolerances, it will be permitted development and would normally benefit from deemed consent, but the deemed consent will be removed by the article 4 direction. If it is not within the tolerances it will not be permitted development and would not benefit from deemed consent. The drafting of the existing direction suggests that it is taking away deemed consent where there is no deemed consent, that is, where the development is outside the tolerances. The schedule to the proposed new order is drafted to pick up this point. A draft is attached and I would be grateful for your comments.

We will need a statement of reasons to submit to the Secretary of State with the order. Circular 9/95 sets out what should be included in a statement of reasons. A copy of the relevant paragraphs of annex D is attached. Please let me have a draft statement of reasons. We may then need to discuss the reasons further before submitting the order to the Secretary of State.

A handwritten signature in black ink, appearing to read 'L. C. W. J.', written in a cursive style.

Deputy Borough Solicitor

The development to be controlled should be described in the words of Schedule 2 to the said Order and not being development comprised within any other Class. If control is to be limited to a particular description of the development comprised within a Part, the wording should be adapted accordingly.

### PROCEDURE FOR ARTICLE 4(1) DIRECTIONS

4-1087 11. The procedure for article 4(1) directions is set out in article 5 of the Permitted Development Order. The following arrangements also apply.

12. Applications to the Secretary of State for approval of article 4(1) directions should be accompanied by two sealed copies and one unsealed copy of the direction and plan, and a full statement of the authority's reasons for making it. Authorities should include:

- (a) a description of the site and/or area covered by the direction, and of the character of the surroundings;
- (b) the grounds on which the authority consider that the direction is needed. Authorities should identify any known proposals to carry out development which could damage an interest of acknowledged importance and address the harm which might arise from the exercise of permitted development rights, referring in particular to any rights exercisable for limited periods. The nature of the proposal should be stated and an explanation given of its likely effect;
- (c) where the direction is not aimed at an immediate threat, the measures taken to inform those with an interest about the proposed direction and of any representations received;
- (d) where a wide area direction as in paragraph 6 above is proposed, any special topographical features which make the area particularly vulnerable to damage should be stated, as well as (if applicable) the fact that the area is in a National Park or an Area of Outstanding Natural Beauty, etc.;

4-1086

### CIRCULAR NO: 9/95: GENERAL DEVELOPMENT ORDER CONSOLIDATION 1995

- (e) where visual considerations are important, particularly where the direction would affect such areas as conservation areas, photographs of the site and its surroundings. Cases of urgency need not be delayed for this; and
- (f) where there is urgency, the reasons for urgent treatment and the period within which a decision is needed.

13. Model article 4(1) directions are at Notes 1 and 2 below.

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED  
DEVELOPMENT) ORDER 1995**

**DIRECTION MADE UNDER ARTICLE 4(1)**

WHEREAS Chorley Borough Council being the appropriate planning authority within the meaning of article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995, are satisfied that it is expedient that development of the descriptions set out in the schedule below should not be carried out on the land shown edged \*\*\*\* on the attached plan, unless permission is granted on an application made under part III of the Town and Country Planning Act 1990,

NOW THEREFORE the said Council in pursuance of the power conferred on it by article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the descriptions set out in the schedule below.

This Order cancels (but only inasmuch as it is in force in relation to any part of the land within the area to which it relates) the direction under article 4(1) of the Town and Country Planning General Development Orders 1977 to 1985 made by Chorley Borough Council on 31 January 1986 and expressed to apply to land and buildings in and near The Square, Withnell Fold conservation area.

# WITHNELL FOLD CONSERVATION AREA

## CHARACTER APPRAISAL

### Introduction and Historic Context

Withnell Fold owes much of its present day 'character' on its industrial heritage and in particular on the siting of a paper mill, in 1843, along side the River Lostock and the Leeds and Liverpool canal. The paper mill and its community, of workers, where supplanted upon a natural landscape of farmland and woods, which on the whole has been retained.

To house the mill workers stone, terraced, cottages were provided and by the end of the C19 Withnell Fold comprised a number of rows of terraced cottages, a school, a club and reading room. In 1898-99 Withnell Fold Hall was built for the then Mill owner T L Parke within a woodland setting approximately 200 metres to the north-east of the mill buildings.

The mill operations owned by 'Wiggins Teape' ceased in 1967-68 and a large number of the former mill buildings were demolished in the early 1980's. The northern complex of various sheds and warehouses including a highly prominent square profile stone chimney and a number of mill lodges and settlement ponds still remain.

Withnell Fold was designated a Conservation Area in 1969 signifying the areas special architectural and historic interest. The conservation areas boundary incorporates large tracts of the surrounding countryside which provide an important setting for the village (see attached plan).

### Key Buildings

#### Listed Buildings;

- *Withnell Fold Farmhouse (including the adjoining dairy and barn)*
- *Withnell Fold Stocks*
- *Withnell Fold Hall*
- *Withnell Fold Bridge (No.88)*

#### Unlisted Buildings;

- *Withnell Fold Primary School*
- *No's 1-35 Withnell Fold*
- *The Old Reading Room*
- *The Former Stables (now Stable Mews)*
- *The Former Barn (now 1-3 Parke Mews)*
- *Weighbridge House*
- *Withnell Fold Chimney*
- *Withnell Fold Hall Lodge*
- *Withnell Fold Methodist Chapel*
- *No's 1 and 2 The Bothy*
- *Former Mill Sheds (fronting onto the Leeds-Liverpool Canal)*

## **Important Characteristics of the Area**

### **The Housing Square**

The centre of the conservation area this area is dominated by five rows of mid to late C19 terraced cottages three of which, including the village school (dated 1897), create an attractive enclosed housing square. The eastern arm of the square has a further row of properties in a back to back arrangement with a common, shared, access to the rear. The northern boundary is defined by the cobbled village road and the sense of enclosure created within the 'square' is maintained by a number of mature trees lining the roadside.

Directly opposite the entrance to the 'square' lies a small semi circular compound bounded by a low, capped, wall in which the village stocks are located.

The northern end of the terraces are characterised by slightly larger houses (No's 1, 9 and 23) and No 23 has particular ornate 'leaded' glasswork to the windows in the gable and to a later (Edwardian?) side porch.

Many of the terraced properties facing onto the 'square' have contemporary porches, of various styles, which whilst minor additions in terms of their size and scale on the whole they do not contribute positively to the areas historic character.

Parking for residents together with access to the village primary school is provided within the shared area of the 'square'. At present the surface is a mixture of hard materials which is somewhat degraded and untidy in appearance. The properties fronting onto the 'square' have small front garden areas enclosed by hedges with pathways leading to the front doors. Many of the cottages still retain the carved, stone, gateposts. The openness of this shared area is an important feature.

The far eastern terrace is characterised by having a shared pedestrian footpath linking the fronts of the properties and running parallel to it a stone retaining wall which bounds slightly elevated garden areas running eastwards. Further east an area of allotments adjoin the gardens.

### **The Former Mill Buildings and Canal Area**

Only the northern area of the old paper mill buildings remain and stand above the eastern bank of the Leeds-Liverpool Canal extending up the river terrace onto higher ground. The buildings are still extensively used for various industrial uses.

The buildings are a mixture of building styles and designs constructed from various materials with some modern storage buildings to the rear. The older (original?) sheds facing onto the canal are attractive, substantial, two-storey stone faced building with grey slate roofs. At the rear, and elevated above the canal a further two more stone mill sheds, gable to the road frontage, occupy a prominent location. Whilst more modern infill extensions of brick and blockwork with sheeted roofs have been constructed between the buildings the group retains an important link to the villages industrial past.

The whole area is dominated by a tall square, profiled, stone mill chimney which is located at the entrance to the site adjacent the cobbled village access road which runs down to a stone bridge over the canal. The chimney provides an important landmark building for the village and is a central feature of views into the conservation area, particularly, from the west and south.

The canal and river valley acts as a natural 'stop' to any further development and encroachment into the countryside.

### **The Area East of the Housing Square**

Access into Withnell Fold is off Blackburn Road and the road extends down through open farmland bounded on either side of the road by substantial, mature, hedgerows.

Withnell Fold Hall is situated outside the main area of the village away from the former mill operations. The large hall and grounds built in a flamboyant, vernacular, revival style typical of the 'Arts and Crafts' movement are enclosed by mature woodland which effectively screen the buildings from public view. The



long access drive to the hall leads through a well maintained late Victorian/Edwardian landscaped garden with 'natural' rock gardens and a group of inter-connected ponds.

To the south west of Withnell Fold Hall lies Withnell Fold Farm a large complex of mainly stone farm buildings of which the farmhouse together with the attached dairy and barn are listed buildings dating from early C18. The area immediately adjoining the farm is characterised by stone boundary walling.

A small cul-de-sac of modern properties is situated to the south of the access road. The residential development of various contemporary styles make no positive contribution to the areas character.

### **The Area of Modern Housing on the Site of Former Mill Buildings**

The former mill buildings to the south of the existing industrial complex were demolished in the early 1980's. The replacement residential developments of Millwood Close and Parke Mews are a mix of large detached, brick, dwellings and a block of 'mock' stone terraced cottages of little or no architectural or historic value. The developments do not make a positive contribution to the areas special character or appearance.

### **Landscape Characteristics**

Withnell Fold is located in an area of attractive and relatively open and gently rising countryside which is designated as Green Belt. The surrounding countryside forms an essential part of the character to the area and provides the setting to the village.

Within the rural setting mature trees and areas of woodland particularly in the west, south and north-east provide the framework to the village. Significant tracts of open farmland extend to the north, south, south-east and east of the village and large areas of farmland fall within the boundaries of the conservation area.

The rural nature of the surrounding and the mature landscape of trees and woodland are a special characteristic of the area. The woodland envelopes the housing and prevents, on the whole, open views into the village from the surrounding countryside.

The result produces an 'Arcadian' landscape in which the housing/development does not impose itself unduly on its attractive rural setting.

### **Traditional Building Styles and Materials**

As briefly described above the planned 'Victorian' settlement made up of terraced Mill Workers Cottages, the School and former Reading Room are all constructed from a local 'warm' honey coloured local sandstone of coursed, random, rubble walling with natural, blue/grey, slate roofs.

The uniformity of the properties appearance and in particular the terraced housing is further enhanced by the use of dressed stone window surrounds (on the front elevations) and large rectangular dressed stone chimneys (most still with queen pots) at the junction of each cottage.

The rears of the terraces are characterised by small enclosed yards bounded by tall random rubble stone walls capped with 'rock faced' ashlar copings. Each property has a yard door, with dressed stone surrounds, leading to the back access. The walls also have two small door openings (many of which have been blocked up) with similar stone surrounds which are provided, presumably, for access for the delivery of coal and for the removal of 'night-soil' from the outside privy.

The traditional window style to the eastern and western blocks of the terraces fronting onto the 'square' (earliest phase?) appears to have been a 4-pane, horizontal, sliding, timber sash although very few examples still remain unaltered. No 1 Withnell Fold in particular has retained 2 sash windows (with horns on the lower rail) in the front elevation and 4 to the end gable in what appears to be their original state and No's 4, 9 and 23 have examples of sash windows of the same style. Many of the replacement windows have a mock 'sash' appearance although a mixture of top-hung casement styles have been used. The windows to the rears

of the terraces are of a smaller size and have on the whole been altered although No 12 has a fine example of a 'Yorkshire' or a horizontal sliding sash window.

The southern and far eastern blocks have a different window design with the southern terrace being characterised by a wider timber casement window of 18 panes divided into 2, 9 pane casements by a central timber mullion with the top third of each window opening on a central pivot. Those properties in the eastern terrace have timber casement windows on the front (east elevation) split into 3 equal parts and divided by a transom approximately  $\frac{3}{4}$  up the window.

The physical form of the cottages are, on the whole, squat in appearance, typically of one bay with a simple two-up two-down floor plan. Eaves are plain with the gutters being carried on narrow profile fascia boards. Gables, typically, have a slight overhang carried on exposed purlins which in the case of the larger end property (No 23) is finished in a deep weather board. By contrast, the older properties have dry gable verges topped with, in the case of No 1 a stone finial.

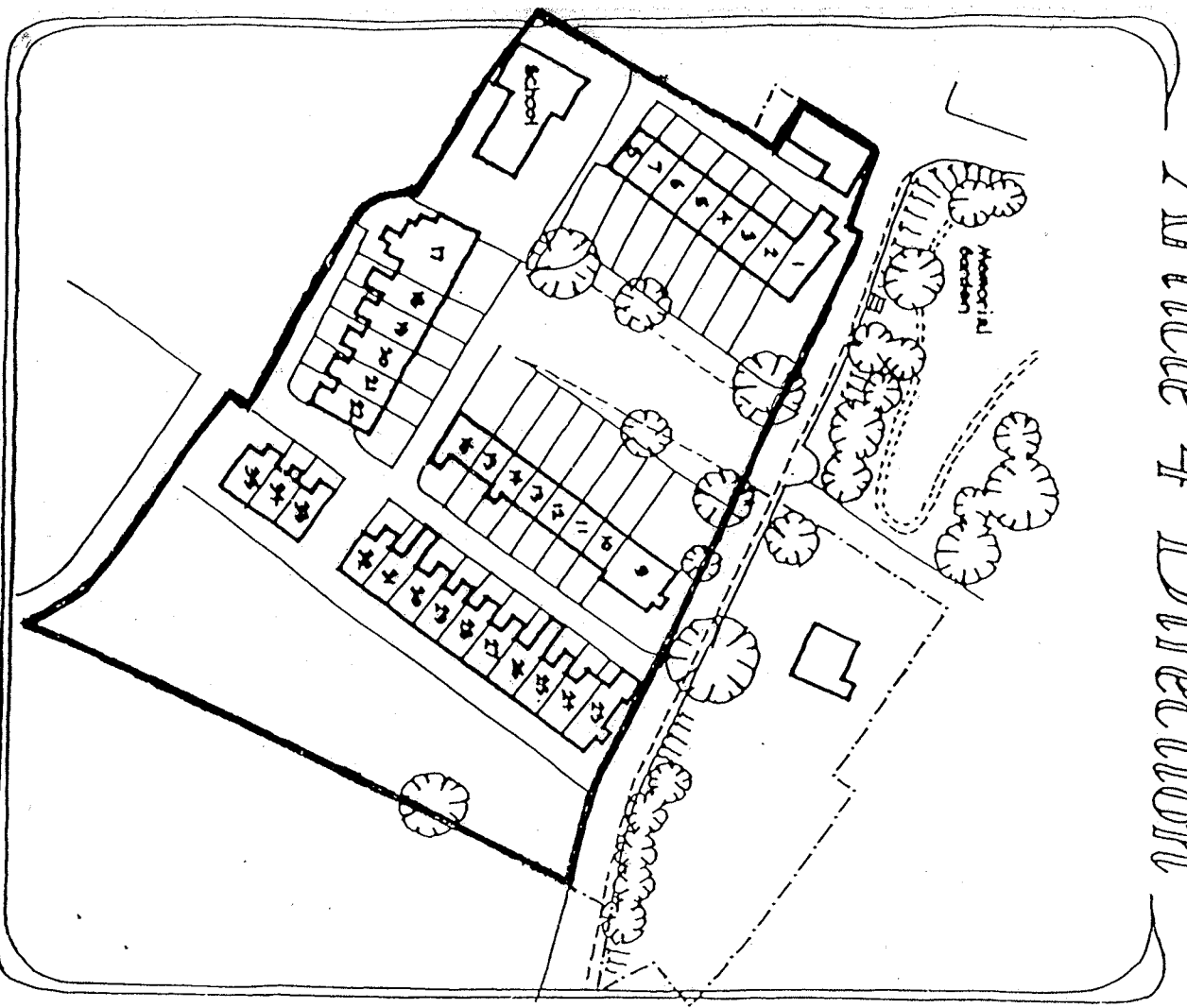
### Summary and Conclusions

In summary Withnell Fold is a fine example of a Victorian, planned, industrial village located in an area of attractive countryside. The historic core to the village dating from the mid C19 and centred on the school and mill cottages retains its ordered and somewhat 'formal' style associated with the philanthropic nature of the settlement. Later developments have produced a more informal and loose arrangement of buildings.

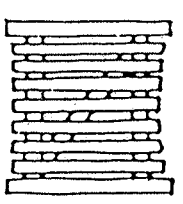
Locally quarried sandstone and grey slates are the predominant building materials and on the whole these are married with a simple and functional (local vernacular) architectural style typified by the mill workers cottages in the square. Stone boundary walls and setts enhance the special character of the area. The coherent nature of the building materials and styles blends well with, and compliments, the surrounding countryside.

# WITTHNELL FOLD CONSERVATION AREA

## Article 4 Direction



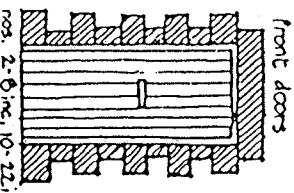
What is an Article 4 Direction?



garden gate

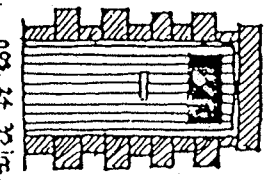
The part of Withnell Fold shown on the plan is now affected by what is called an Article 4 Direction. This means that certain alterations to houses which previously could be made without permission now need planning permission before the work is carried out. It does not mean that no change will be allowed, rather that they will be more strictly controlled to respect the traditional appearance of the buildings and keep in character with the village. It is also intended to act as an encouragement to restore the original features which may have been altered in the past.

What is the reason for the Direction?



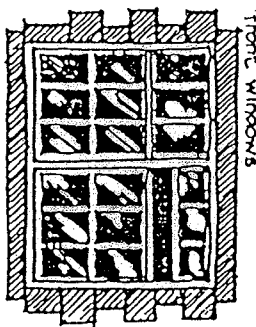
front doors

nos. 2-6 inc, 10-22 inc.



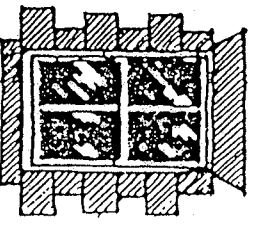
nos. 24-30 inc.

The Council's reason for taking this action is to prevent undesirable changes from taking place. When all of the cottages were in the ownership of the will their appearance was very much as it was when first built since the cottages were sold off a lot of changes have been made which, by themselves, would not matter too much but when taken together the effect is very noticeable.



front windows

nos. 17-35 inc.



nos. 1-16 inc.

All illustrations are of the original design which should be copied when replacements are needed.

What is now controlled?

Permission will now need to be sought for the following :-

- all house extensions, porches, insertion of dormers and rooflights, changes of roof material, new or enlarged windows and doors, changes to boundary walls and fences, painting or rendering stone-work.

If you have any queries over any of these matters or would like advice on what may be acceptable please contact the Planning Department, Gillibrand Street, Chorley. TEL: 515224



## MEMO

<b>FROM</b>	Ian Bond Conservation Officer	<b>TO</b>	Ian Curtis Deputy Borough Solicitor
<b>REF</b>	I/CON/36	<b>REF</b>	
<b>WP NO</b>	MEMO	<b>MASTER</b>	
<b>EXT</b>	5224	<b>DATE</b>	June 6 <sup>th</sup> 2000

### NEW ARTICLE 4 DIRECTION WITHNELL FOLD CONSERVATION AREA

Further to the above subject matter I would appreciate a response to my previous memo dated the 7<sup>th</sup> April.

If you need any further information to enable you to draft the direction please come back to me. Many thanks.

Ian



## MEMO

<b>FROM</b>	Ian Bond Conservation Officer	<b>TO</b>	Ian Curtis Deputy Borough Solicitor
<b>REF</b>	I/CON/36	<b>REF</b>	
<b>WP NO</b>	MEMO	<b>MASTER</b>	
<b>EXT</b>	5224	<b>DATE</b>	April 7th , 2000

### NEW ARTICLE 4 DIRECTION WITHNELL FOLD CONSERVATION AREA

As you may recall Development Control Committee approved the making of a new Article 4 Direction within Withnell Fold Conservation Area on the 7<sup>th</sup> March.

The new Order will update the existing Article 4 and refer to 1995 Town and Country Planning (General Permitted Development) Order and include controls over the installation of satellite dishes (Class H of Part 1) and the partial removal of walls (Class B of Part 31) within the Article 4 area.

Enclosed is a copy of the existing Article 4 Direction and the Classes of Permitted Development, which I feel, should be covered by the new direction. Could you please draft a new direction and let me have a copy for my approval.

Given that the Article 4 will be an Article 4(1) direction we have to submit it to the Secretary of State for approval. In this respect I am conscious of the need to ensure we retain, in force, the existing direction until the new one has been confirmed by the Secretary of State. I have spoken to GONW on this issue and they have advised me that it is possible to include a clause in the new direction, which cancels the old one only when it comes into effect. I would appreciate your thoughts on this matter.

Should you need any further background information please come back to me.

Ian

CHORLEY BOROUGH COUNCIL

DIRECTION UNDER ARTICLE 4(1) OF THE  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS, 1977 TO ~~1983~~ 1984

LAND AND BUILDINGS IN AND NEAR  
THE SQUARE, WITHNELL FOLD CONSERVATION AREA

DIRECTION UNDER ARTICLE 4 (1) OF THE  
TOWN AND COUNTRY PLANNING GENERAL  
DEVELOPMENT ORDERS, 1977 TO 1983 1985

Whereas the Council of the Borough of Chorley being the appropriate Local Planning Authority within the meaning of Article 4 of the Town and Country Planning General Development Order, 1977, are of the opinion that the development of the description set out in the Schedule hereto should not be carried out on certain land and buildings in and near The Square, Withnell within the Withnell Fold Conservation Area being lands shown and delineated by a solid black line, shaded ~~blue~~ and shown marked 'A' on the plan annexed hereto unless permission therefor is granted on application made under the Town and Country Planning General Development Orders, 1977 to ~~1983~~ 1985

Now therefore the said Council in pursuance of the powers conferred upon them by the said Article 4 hereby direct that the permission granted by Article 3 of the Town and Country Planning General Development Orders, 1977 to ~~1983~~ shall not apply to development of the said land of the description set out in the Schedule hereto.

SCHEDULE

DESCRIPTION OF DEVELOPMENT

Development within the curtilage of a dwellinghouse

1. The enlargement, improvement or other alteration of a dwellinghouse so long as:

- (a) the cubic content of the original dwellinghouse (as ascertained by external measurement) is not exceeded by more than 50 cubic metres of ten per cent., whichever is the greater, subject to a maximum of 115 cubic metres;
- (b) the height of the building as so enlarged, improved or altered does not exceed the height of the highest part of the roof of the original dwellinghouse;
- (c) no part of the building as so enlarged, improved or altered projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway;
- (d) no part of the building (as so enlarged, improved or altered) which lies within a distance of two metres from any boundary of the curtilage of the dwellinghouse has, as a result of the development, a height exceeding four metres;
- (e) the area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) does not thereby exceed fifty per cent, of the total area of the curtilage excluding the ground area of the original dwellinghouse:

Provided that:-

- (a) the erection of a garage, stable, loosebox or coachhouse within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for all purposes of this permission (including calculation of cubic content);
- (b) for the purposes of this permission the extent to which the cubic content of the original dwellinghouse is exceeded shall be ascertained by deducting the amount of the cubic content of the original dwellinghouse from the amount of the cubic content of the dwellinghouse as enlarged, improved or altered (whether such enlargement, improvement or alteration was carried out in pursuance

of this permission or otherwise); and

(c) the limitation contained in subparagraph (d) above shall not apply to development consisting of:-

(i) the insertion of a window (including a dormer window) into a wall or the roof of the original dwellinghouse, or the alteration or enlargement of an existing window; or

(ii) any other alterations to any part of the roof of the original dwellinghouse.

2. The erection or construction of a porch outside any external door of a dwellinghouse so long as:

(a) the floor area does not exceed 2 square metres;

(b) no part of the structure is more than 3 metres above the level of the ground;

(c) no part of the structure is less than 2 metres from any boundary of the curtilage which fronts on a highway.

4. The construction within the curtilage of a dwellinghouse of a hardstanding for vehicles for a purpose incidental to the enjoyment of the dwellinghouse as such.

Sundry Minor Operations

1. The erection or construction of gates, fences, walls or other means of enclosure not exceeding 1 metre in height where abutting on a highway used by vehicular traffic or 2 metres in height in any other case, and the maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure; so long as such improvement or alteration does not increase the height above the height appropriate for a new means of enclosure.

3. The painting of the exterior of any building or work, otherwise than for the purpose of advertisement, announcement, or direction.

being development comprised within Class I, Sections 1, 2 and 4; and Class II, Sections 1 and 3, referred to in Schedule 1 of the said Orders and not being development comprised within any other class.

GIVEN under the Common Seal of )  
the Chorley Borough Council )  
this 31st day of January 1986 )  
in the presence of:- )

(Signed) A.M. Crook  
.....  
Mayor

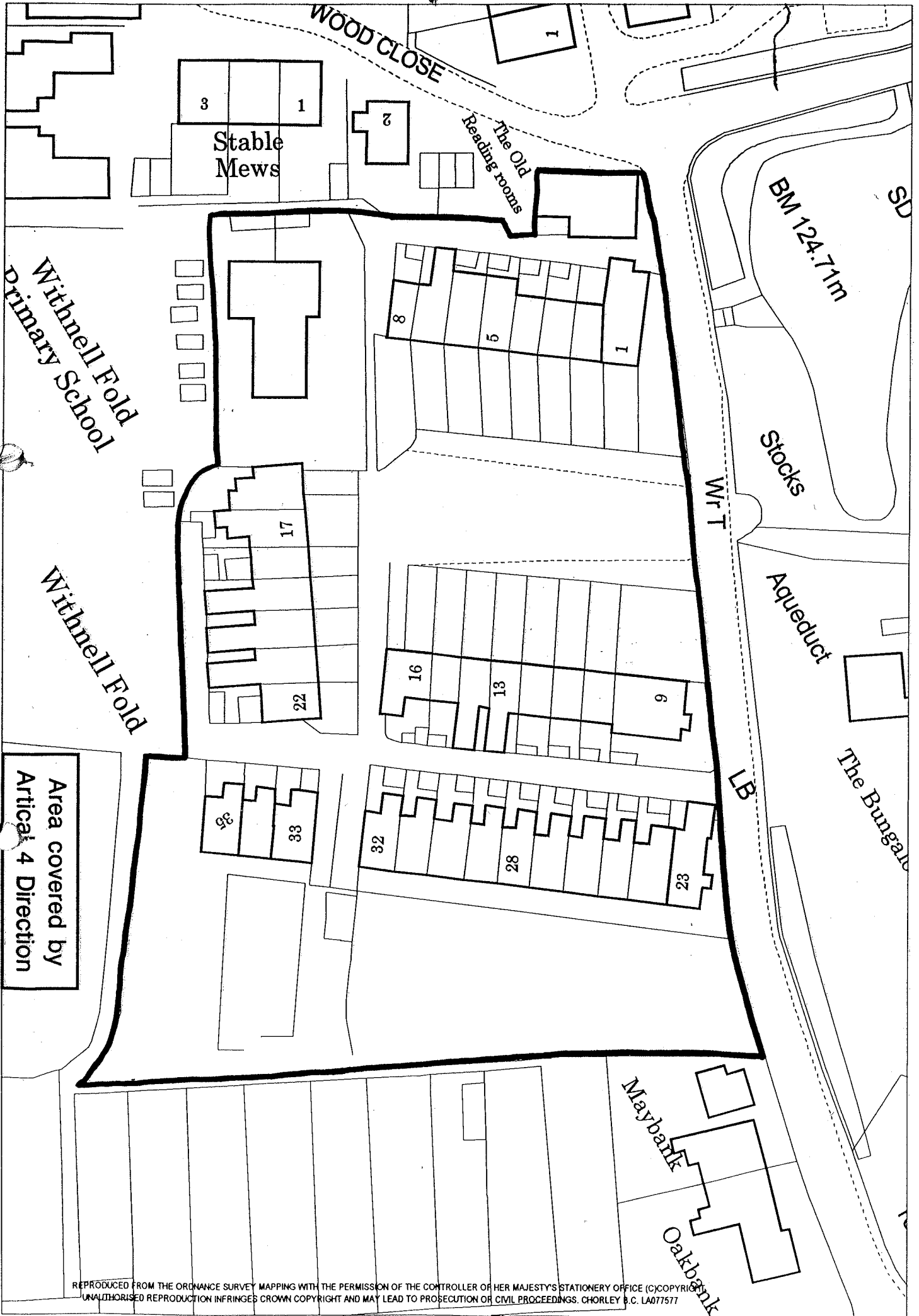
(Signed) A.B. Webster  
.....  
Chief Executive Officer

The Secretary of State for the Environment hereby approves the foregoing direction, subject to the modifications shown in red ink thereon.

Signed by the authority of the  
Secretary of State

(Signed)  
An Assistant Secretary in the  
Department of the Environment





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